

LAND USES (BUILT FORM)

- RESIDENTIAL
- RETAIL
- COMMUNITY
- FUTURE RETAIL
- MIXED USE
- SERVICE COMMERCIAL
- HOTEL / SHORT-STAY
- FOOD & BEVERAGE
- MARKET RETAIL

LEGEND

- 1 OCEAN POOL
- 2 PUBLIC OPEN SPACE
- 3 GENERAL PARKING
- 4 FOOD AND BEVERAGE
- 5 BEACH
- 6 DUAL USE PATH
- 7 BUSHFOREVER (SUBJECT TO ENVIRONMENTAL MANAGEMENT PLAN)
- 8 'WAYFINDER' MARKERS
- 9 FAUNA UNDERPASS
- 10 HELIPAD (SUBJECT TO DETAILED DESIGN)
- 11 CLUB OPEN SPACE
- 12 CLUBHOUSE
- 13 SEA RESCUE & DPI SITE
- 14 BOAT STACKER
- 15 CHANDLERY SITE
- 16 LEASABLE COMMERCIAL SITE
- 17 CLUB BOAT PENS
- 18 BOAT LIFTER
- 19 BOAT RAMPS
- 20 CLUB PARKING
- 21 BOARDWALK
- 22 AMPHITHEATRE
- 23 MEMORIAL PARK
- 24 DUNAL VEGETATION
- 25 D.P.I. BOAT PENS
- 26 WATERFRONT RETAIL
- 27 ROOF GARDEN
- 28 GOVERNMENT BUILDING
- 29 UNDERCROFT PARKING ENTRY
- 30 SMALL SUPERMARKET
- 31 CAR DROP OFF/PICK UP
- 32 CENTRAL PIER
- 33 MARINE MUSEUM/ARTS & CRAFTS
- 34 BUS DROP OFF/PICK UP
- 35 LOOKOUT
- 36 CAT BUS SYSTEM TO JOONDALUP
- 37 WATERPARK
- 38 ACTIVE PLAY AREA
- 39 GRASSED TERRACES
- 40 TEMPORARY BOAT DOCKS
- 41 EXTENSION TO EXISTING GROUYNE
- 42 LANDMARK
- 43 ISLAND GROUYNE
- 44 FLOATING JETTY
- 45 FESTIVAL RETAIL SPACE
- 46 EXISTING TOILETS
- 47 BOAT RAMP WAITING BAY
- 48 BOAT RAMP DE-RIGGING BAY
- 49 TRAILER PARKING
- 50 WATER CORPORATION LAND SUBJECT TO FUTURE PLANNING
- 51 ARTIFICIAL REEF

LAND USE YIELDS & AREAS (APPROX)

- 585 RESIDENTIAL DWELLINGS
- 125 SHORT STAY APARTMENTS
- 200 HOTEL ROOMS
- 4000m² GROSS RETAIL FLOOR AREA
- 3600m² GROSS FOOD & BEVERAGE FLOOR AREA
- 700m² GROSS SERVICE COMMERCIAL FLOOR AREA
- 2100m² GROSS FUTURE RETAIL FLOOR AREA
- 1400m² GROSS MIXED USE FLOOR AREA
- 1500m² GROSS COMMUNITY FLOOR AREA

0m 50 100 150m

CONFIRMED NOTES

1. WELCOME AND OPENING	ACTION REQUIRED / OFFICER
<p>Garry Hunt welcomed those in attendance and opened the meeting at 3.47pm. Prior to opening the meeting the presentation described below occurred.</p> <p>Bill Burrell (Taylor Burrell Barnett) spoke to Design Option No. 6 and outlined the changes made from Design Option No. 5 due to water modelling, ocean pool, location of clubs, state government offices, heliport and Water Corporation land.</p> <p>Information on the parking plan, movement network and public equity (as per Design Option No. 5) was also presented.</p> <p>Andrew Williams (Coffey Projects) provided details on:</p> <ul style="list-style-type: none"> • Sediment budget analysis • Preliminary flushing study • Conservation area • Potential tenants • Gross revenue • Annual revenue stream • Construction costs • Development costs 	
2. ATTENDEES / APOLOGIES	ACTION REQUIRED / OFFICER
<p>Committee Members</p> <ul style="list-style-type: none"> • Garry Hunt – City of Joondalup (CEO) – Chair. • Mike Jaworski for Steve Ellis – Water Corporation. • Neil Foley – Department for Planning and Infrastructure. • Martin Baird – Department for Planning and Infrastructure. • Susan Oosthuizen – Landcorp. <p>Other Attendees</p> <ul style="list-style-type: none"> • Mike Archer, City of Joondalup (City Projects Administrator). • Christine Robinson – City of Joondalup (Executive Officer). • Genevieve Hunter – City of Joondalup (Executive Projects Officer). • Andrew Williams – Coffey Projects – Project Managers. • Bill Burrell – Taylor Burrell Barnett, Lead Consultant. • John O’Hurley – Department of Planning and Infrastructure (Urban Innovation). 	

3. REPORTS	ACTION REQUIRED / OFFICER
<p>3.1 CONSULTANTS UPDATE</p> <p>Progress Report No. 9 for December 2008 and Progress Report No. 10 for January 2009 were provided to committee members at the meeting.</p>	
<p>3.2 PROJECT PLAN</p> <p>Not available – to be updated once meeting dates have been finalised.</p>	
<p>3.3 DESIGN OPTION</p> <p>Bill Burrell (Taylor Burrell Barnett) spoke to Design Option No. 6 as outlined in Item 1.</p> <p>Garry Hunt advised that:</p> <ul style="list-style-type: none"> • The Community Reference Group has been re-engaged and responded positively to the latest concept plan. • Meeting had occurred with the Minister for Planning, Hon John Day MLA. Meeting scheduled with the Minister for Transport, Hon Simon O'Brien MLC. Currently progressing scheduling of meeting with the Minister for Lands, Hon Brendan Grylls MLA. • The Director General of the Department for Planning and Infrastructure has been briefed on Design Option No. 5. • Scheduling of meeting with the Chairman of the EPA has commenced. • The establishment of the Steering Committee was a directive of the past State Government, and that the current State Government is aware of the project. • Council will be required to make a formal decision to adopt the concept plan, which will then be made available to the public. Design Option No. 6 has not yet been endorsed by Council. • Costing of the development, probity and ownership are aspects outside project and will need to be discussed with the relevant Minister. • The City Project Administrator (Mike Archer) is available to meet any committee member outside of committee meetings for further information. 	

3.3 DESIGN OPTION

The following feedback / queries were raised:

Department for Planning and Infrastructure (Martin Baird)

- Second entrance is a good idea if affordable.
- All elements included for public site.
- Cash flow concerns.
- Would like Worley Parsons to discuss issues with Water Corporation. **Response:** Garry Hunt agreed.

Department for Planning and Infrastructure (Neil Foley)

- Unable to provide in-depth comments and would like opportunity to read reports – will need to be referred to other officers within DPI.
- Car parking is crucial and all areas need to be managed as one.

Department for Planning and Infrastructure (John O'Hurley)

- Requested clarification on level of comments required from each agency. **Response:** Garry Hunt advised that the Steering Committee's predominate role is to identify any obvious omissions or issues that haven't yet been identified and that the design option is a concept plan only. **Response:** Bill Burrell advised that the comments would be used to refine the concept plan.
- Requested details on dialogue with the community, indicating that the community should be made aware of what work has already been done. **Response:** Garry Hunt advised communication with the community will include (1) mail out to all residents, (2) displays, (3) feedback sheets, (4) information on the City's website – all which is normal process for the City, due to its Public Participation Strategy. Draft Communications Plan is currently being developed. Only the last design option will be made available to the public, as the Community Reference Group was established to assist with the preparation of a design option. The communication will be heavily warranted that the design is a concept plan only outlining the types of activity and scale. The City will analyse the community responses, which may be used to further refine the concept design or incorporated into the structure plan documentation.

3.4 FUTURE REPORTS

Nil

4. GENERAL BUSINESS	ACTION REQUIRED / OFFICER
<p>4.1 Report on City meeting with Minister for Planning</p> <p>Garry Hunt raised under Item 3.3 Design Option.</p> <p>4.2 Correspondence from Landcorp re Land Tenure/Assembly</p> <p>Noted.</p> <p>Garry Hunt advised the project may be affected by the local government elections in October 2009.</p> <p>Bill Burrell advised that the structure plan documentation will include:</p> <ul style="list-style-type: none"> • coastal and water quality details • management plans for bush forever areas • parking details • CAD drawings • management of impacts details 	

5. NEXT MEETING	ACTION REQUIRED / OFFICER
<p>Within next two weeks – date to be confirmed.</p>	

CONFIDENTIAL

OCEAN REEF MARINA STRUCTURE PLAN

PROGRESS REPORT NO.12

(March 2009)

1. PROJECT OVERVIEW

- The project involves preparation of a Structure Plan - and supporting documentation – for the redevelopment of the Ocean Reef Marina and surrounding land.

- The project consists of five stages:-

Stage 1:Preparation, selection and adoption of preferred Concept Plan;
Stage 2:Informal Community Comment Period (subject to Council approval);
Stage 3:Business Case (Financial Feasibility);
Stage 4:Structure Plan Report/Environmental Report preparation; and
Stage 5:Referral of the Structure Plan to the Environmental Protection Authority (EPA) and Western Australian Planning Commission (WAPC) for approval.

Stage 1 has taken longer than anticipated given the complexity of the project. Seven (7) Concept Plan options have been prepared as part of refining the design as opposed to three as initially intended at the project outset.

Stages 2 and 3 are likely to occur concurrently and will commence once the Council has adopted a Concept Plan.

Stage 4 is likely to commence at the conclusion of stages 2 and 3 however some of the supporting technical reports may commence concurrently with stages 2 and 3.

- The following groups have been established to provide input, expertise and governance to the project:
 - Community Reference Group (CRG) - selected local interest representatives
 - Government Steering Committee - Department of Planning and Infrastructure (DPI), DPI (Marine), Water Corporation and LandCorp.
 - Ocean Reef Marina Committee - selected Councillors.
 - Consultant Group comprising:
 - Coffey Projects – Project Manager
 - Taylor Burrell Barnett – Planning and Urban Design (Lead Consultant);
 - Worley Parsons – Civil, Geotechnical and Marine Engineering;
 - McMullen Nolan and Partners – Surveying and Mapping;
 - Jones Lang LaSalle – Property and Valuation;
 - Plan E – Landscape Architect;
 - SMEC – Environmental Consultant;
 - Taylor Robinson – Architect;
 - EdArt- 3D imagery; and
 - Estill- Management Consultant.

2. CURRENT STATUS

Stage 1 – Concept Plan 7

- Concept Plan 7 was presented to the Government Steering Committee on 11 March 2009.
- Concept Plan 7 will be presented to the ORM Committee of Council and full Council in April. Following endorsement of the draft concept plan by Council a communications plan will be implemented.
- Quotations have been received from all current consultants for the preparation of reports to support the structure plan. We are still waiting on a final fee proposal from Worley Parsons regarding the sediment/flushing work to be submitted as part of the structure plan approval process.
- Taylor Burrell Barnett has prepared a land ownership plan showing which lots and landholders are affected and what percentage of each lot is within the project boundary.
- MP Rogers and Associates have undertaken a peer review of the work undertaken by Worley Parsons in relation to the sediment study. MP Rogers and Associates found that the rate of sand transportation reported by Worley Parsons was high considering that the seabed at Ocean Reef Marina is rocky and therefore there is little sediment to be moved by the waves. MP Rogers and Associates determined that transportation rate would be less than 10,000m³/ year and that Mullaloo Beach is currently accreting and maintenance dredging of approximately 5,000m³/ year would maintain this situation.
- MP Rogers and Associates have yet to submit a report of their peer review of Worley Parsons flushing analysis.
- Worley Parsons (WP) has reissued its *Coastal Sediment Transport Assessment* (March 09). The calculations in the report have been amended to take into account the rocky seabed at Ocean Reef Marina and it is stated that the current rate of sediment transportation is manageable.
- Worley Parsons have confirmed their flushing study still stands. They have provided a brief report dated 23 March 2009 responding to the questions raised by MP Rogers and Associates as part of their peer review.
- Worley Parsons have been requested to review their construction cost estimate report.
- The Honourable Minister for Transport was briefed on 4 March 2009.
- The office of the Minister for Lands was briefed on 5 March 2009.
- A meeting was held with State Land Services on 25 March 2009 to discuss the land assembly for the project. The outcome of the meeting was that a working group needs to be established with State Land Services and DPI to review land assembly options and incorporate these into the business case. It was highlighted that it would be impractical to have leasehold arrangements over Crown land because any time there is a change required to the lease details (sale of lease, mortgage, refinancing, etc) for any of the 585 leases (residential apartments), approval would be required by State Lands Services creating a considerable amount of administrative work.

Since the land assembly issues have been highlighted the current agreed approval process (formal environmental assessment under Section 38 of the Environmental Protection Act with informal assessment by the Western Australian Planning

Commission) has been brought into question and the project team is reviewing what options there are to approve the structure plan, including a Metropolitan Region Scheme (MRS) amendment.

- A Graceful Sun Moth was discovered on the site in early March. SMEC have been engaged to undertake a formal investigation to confirm the presence of this endangered species. The species was listed as endangered only after SMEC's initial fauna report. SMEC have found that the moth is present on the site but only to the eastern side of the project area within Bush Forever. SMEC will submit a report with their findings and recommendations in April.
- The proposed Ocean Reef Marina is within the "General Use Zone" of the Marmion Marine Park. SMEC have given the following initial advice- there are no significant reef areas within the vicinity of the proposed development however there will be some seagrass lost as a direct result of the project but it is unlikely to be significant. This issue will be covered in more detail in the marine flora and fauna report that is commissioned once Council have endorsed the draft concept plan.

3. KEY ACTIVITIES FOR APRIL

- Government Steering Committee meeting 31 March 2009;
- Further investigation of appropriate approval process;
- Completion of Stage 1 – Council approval of a Concept Plan;
- Ongoing preparation of a communications plan (subject to Council approval);
- MP Rogers and Associates completion of flushing study peer review;
- Worley Parsons to review cost estimate report;
- SMEC to submit Graceful Sun Moth report; and
- Business Case to be prepared once a draft concept plan has been endorsed.

4. PROGRAMME

- Attached


5. CONSULTANTS FEES

- Attached.

CONSULTANTS FEES

CONSULTANT	APPROVED CONTRACT VALUE		FORECAST CONTRACT VALUE		FEES INVOICED TO DATE		% OF FEE INVOICED
	EXCL GST	INCL GST	EXCL GST	INCL GST	EXCL GST	INCL GST	
	PROJECT MANAGER	0	0	0	0	127,499	
TOWN PLANNER	274,483	301,931	274,483	301,931	165,192	181,711	60%
LANDSCAPE ARCHITECT	23,700	26,070	23,700	26,070	20,070	22,077	85%
CIVIL ENGINEER	215,218	236,740	215,218	236,739	107,005	117,705	50%
SURVEYOR	26,668	29,335	26,668	29,335	23,763	26,139	89%
VALUATION	36,363	39,999	36,363	39,999	30,000	33,000	83%
ENVIRONMENTAL	143,285	157,614	143,285	157,614	65,379	71,917	46%
ARCHITECT	14,000	15,400	14,000	15,400	0	0	0%
3D VISUALS	15,650	17,215	15,650	17,215	12,650	13,915	81%
COASTAL ENGINEER 2	12,580	13,838	12,580	13,838	7,831	8,614	62%
VALUATION	7,643	8,407	7,643	8,407	7,643	8,407	100%
Total	769,590	846,549	769,590	846,548	567,031	623,734	73.68%

ATTACHMENT

 BUSH FOREVER

Res 47831
15446

Res 45122
Crown : Management Order
City of Joondalup

SEA RESCUE
BUILDING
OCEAN REEF SEA
SPORTS CLUB

Lot 1029
Dia 57604
24.3797 ha.
City of Joondalup

Ocean Reef
Boat Harbour

Res 39014
10519

Res 39014
10518

Lot 1032
Plan 13198
2.6895 ha.
City of Joondalup

Res 36732
10098
Crown : Management Order
Water Corporation

Lot 1033
Plan 13198
7.5403 ha.
Water Corporation

Lot 1033
160 m2

Res 47831
15446

Res 45136
Crown : Management Order
City of Joondalup

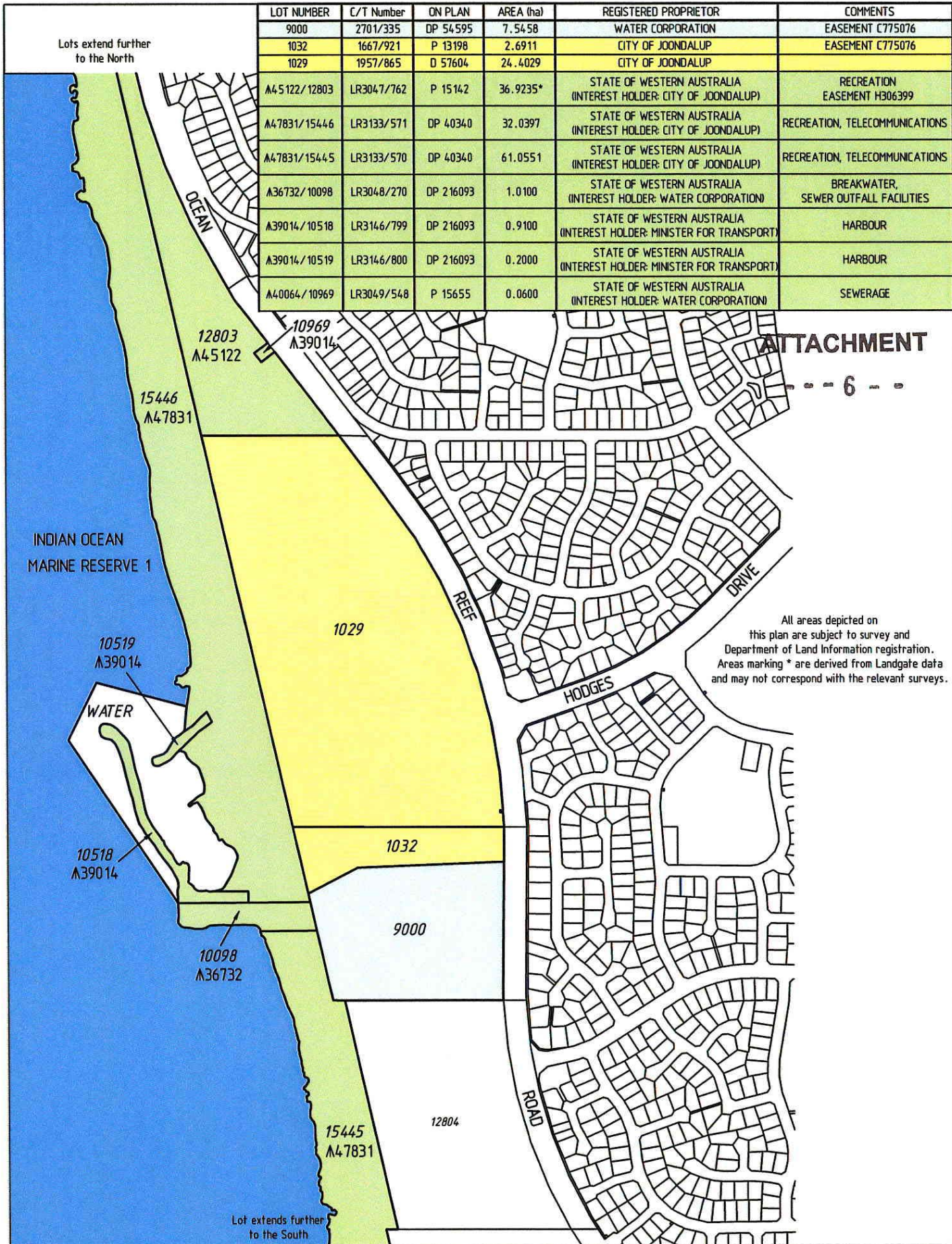


Digital Topography : DLI October 2002
Digital Photography : DLI December 2006
Prepared by City of Joondalup - 16/07/2007 - djf

Ocean Reef Boat Harbour



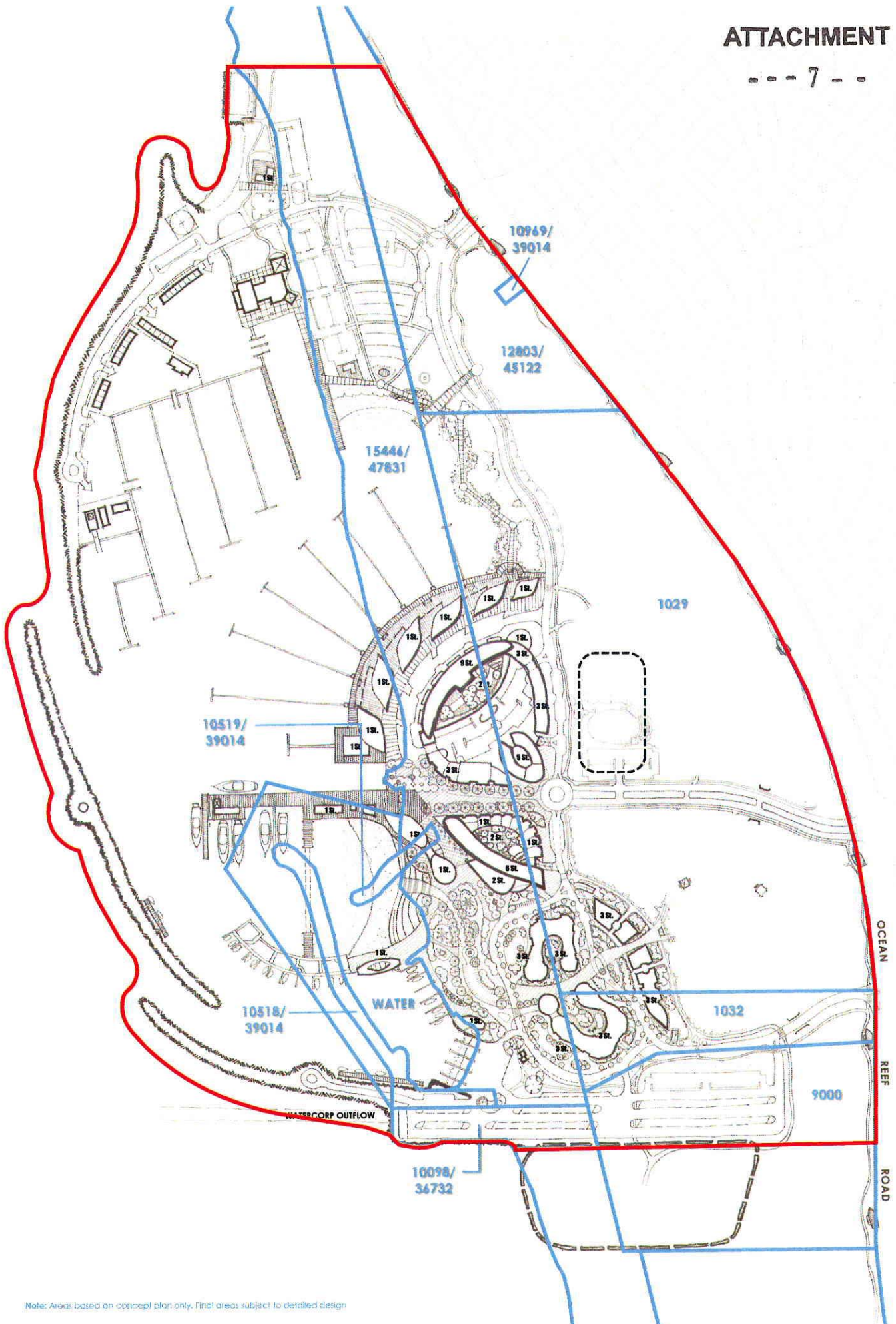
LOT NUMBER	C/T Number	ON PLAN	AREA (ha)	REGISTERED PROPRIETOR	COMMENTS
9000	2701/335	DP 54595	7.5458	WATER CORPORATION	EASEMENT C775076
1032	1667/921	P 13198	2.6911	CITY OF JOONDALUP	EASEMENT C775076
1029	1957/865	D 57604	24.4029	CITY OF JOONDALUP	
A45122/12803	LR3047/762	P 15142	36.9235*	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: CITY OF JOONDALUP)	RECREATION EASEMENT H306399
A47831/15446	LR3133/571	DP 40340	32.0397	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: CITY OF JOONDALUP)	RECREATION, TELECOMMUNICATIONS
A47831/15445	LR3133/570	DP 40340	61.0551	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: CITY OF JOONDALUP)	RECREATION, TELECOMMUNICATIONS
A36732/10098	LR3048/270	DP 216093	1.0100	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: WATER CORPORATION)	BREAKWATER, SEWER OUTFALL FACILITIES
A39014/10518	LR3146/799	DP 216093	0.9100	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: MINISTER FOR TRANSPORT)	HARBOUR
A39014/10519	LR3146/800	DP 216093	0.2000	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: MINISTER FOR TRANSPORT)	HARBOUR
A40064/10969	LR3049/548	P 15655	0.0600	STATE OF WESTERN AUSTRALIA (INTEREST HOLDER: WATER CORPORATION)	SEWERAGE



ATTACHMENT
- 6 -

All areas depicted on this plan are subject to survey and Department of Land Information registration. Areas marking * are derived from Landgate data and may not correspond with the relevant surveys.

<p>Rev. Initials Description Drawn Date Checked</p> <p>SCALE 1:6000 @ A3 - 1:300 @ A1</p> <p>ALL DISTANCES ARE IN METRES</p>		<p>PLANNER'S DESIGN SOURCE for Rev</p> <p>Planner: [Name] Date: [Date]</p>		<p>ENGINEER'S DESIGN SOURCE for Rev</p> <p>Engineer: [Name] Date: [Date]</p>		<p>The contents of this plan are current and correct as at the date indicated unless otherwise stated. All consultants and persons named on this plan are subject to survey and Landgate registration.</p>		<p>↑ NORTH</p> <p>FILES mac000- Utulation-950991-011a</p>		<p>McMULLENOLAN</p> <p>Scale 1:6000 @ A3 Date 27/11/2008</p> <p>Datum PEGDA Job No. 95099</p> <p>Drawn Steven Light Drawing 95099-011</p> <p>Project Mgr Adam Vincent Revision A</p>		<p>Site 11, 7 Henry St, South Perth WA, 6151</p> <p>PO Box 117, South Perth WA, 6151</p> <p>Tel: (08) 4436 1999 Fax: (08) 4436 1500</p> <p>www.mppsurvey.com.au</p>		<p>McMullen Nolan and Partners Surveyors Pty Ltd</p> <p>ABN 90 057 363 311</p> <p>Quality Assured Company</p>	
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Note: Areas based on concept plan only. Final areas subject to detailed design